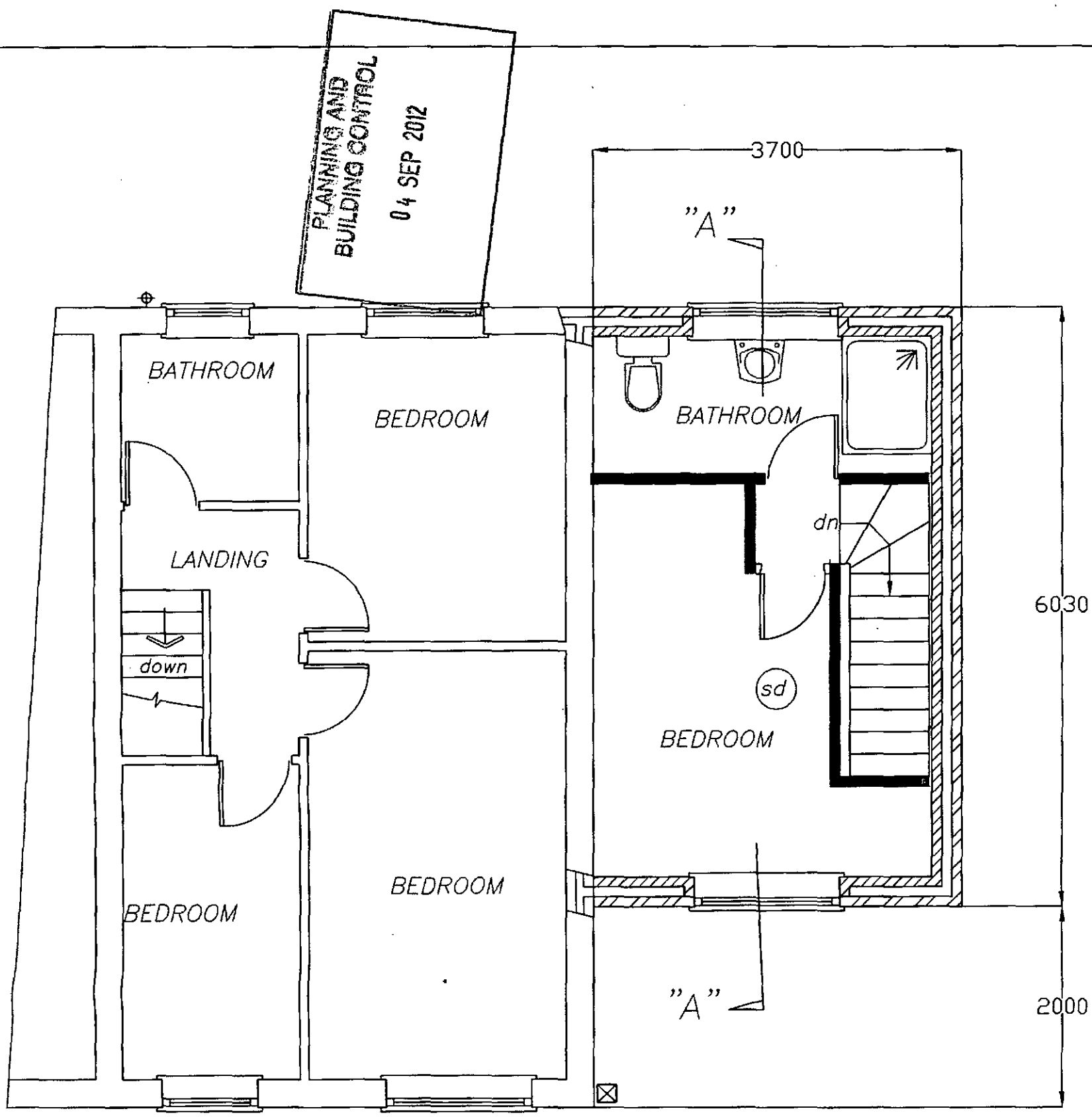
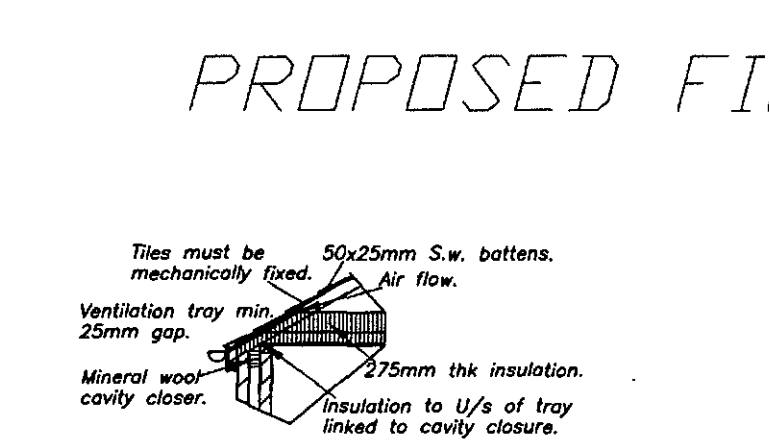
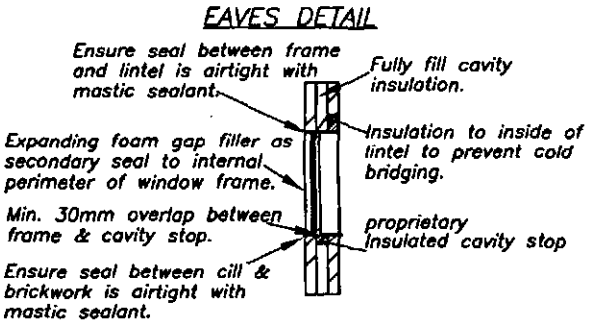


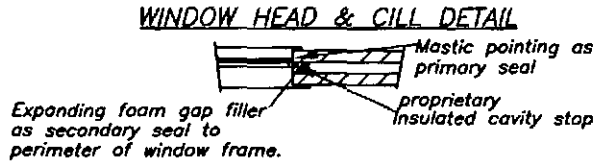
PROPOSED FIRST FL. PLAN



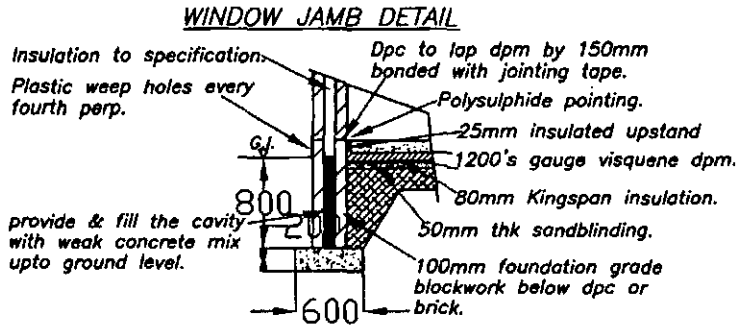
EAVES DETAIL



WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL

PROPOSED 2-STOREY SIDE EXTENSION AT
4,WATERMANS CLOSE,
MOSTON,MANCHESTER.M9 4QD
FOR
MR.WALE HAMZAT.
TEL 07828115313

SCALE:-1.50 DATE:- JULY'07

lesfoey
BUILDING
DESIGN CONSULTANTS

8,GLASSON WALK,
CHADDERTON,
OLDHAM,OL9 9DR
TEL&FAX: 0161-633-5057

new pvc manhole
set in concrete

assumed line of ex drains

new 100mm dia.sge piping

3700

new 100mm dia pvc svp

KITCHEN

sd

LIVING
ROOM

6030

LIVING
ROOM

up

UP

2000

PROPOSED GRD FLOOR PLAN

175x50 floor joists@400mm ccs.

stair trimmers(b)
3-175x50 bolted together

2475

2732

stair trimmer(b)
2-175x50 bolted together

stair trimmers(b)
3-175x50 bolted together

3400

FIRST FLOOR JOIST LAYOUT

PLANNING AND BUILDING CONTROL

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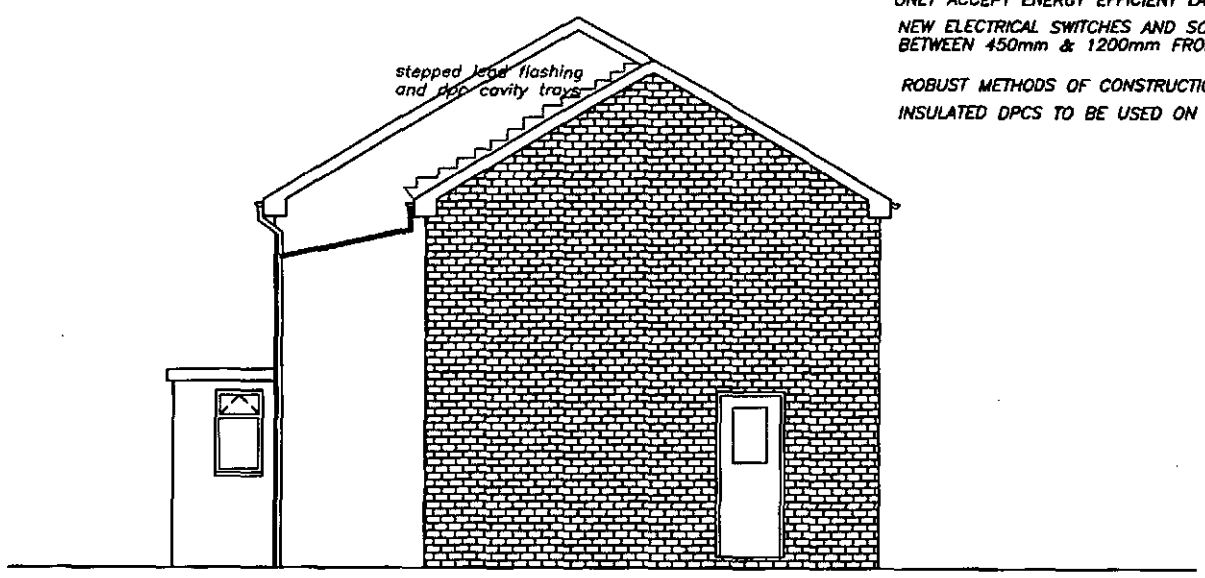
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEV.

ROOF CONSTRUCTION
Tiles to L.A. approval on 25 x 50 mm sw timber battens on breathable felt on 100x50 rafters & ceiling joists@400mm ccs
100mm fibreglass quilt insulation draped between joists & 170mm draped across joists u/s to be finished with 13mm plaster-board and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides.

STAIRCASE CONSTRUCTION
Timber staircase to comply with building regs 1992 750 mm wide, equal risers of 200 mm going225 mm and pitch 42deg, risers solid (25mm softwood rebated into treads). Headroom and width as detailed. Fixed continuous handrail 900mm above pitch with vertical rails 100mm maximum spacing between. Posts at top and bottom of stairs to protrude 50mm above handrail.

WALL CONSTRUCTION
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity(DRYTHERM FILLED) 100mm celcon walling blocks with stainless steel wall ties (16mm lightweight plaster) (brickwork only below dpc). Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.28

FIRST FLOOR CONSTRUCTION
20mm thick flooring grade chipboard on175 x 50mm timber joists at 400mm ccs underdrawn 12.5mm fireline plasterboard and skim. chipboard used on bathroom floors to be moisture resistant to BS 7331.100mm quilt insulation to be included.

GROUND FLOOR CONSTRUCTION U Value=0.22
100mm concrete slab laid directly over 100mm kingspan thermafloor TF70 on 1200g visqueen continuous dpm lapped onto dpc on sand blinded consolidated hardcore. 25mm insulated upstand to ext'n perimeter.

ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED,INSTALLED,INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART'P' OF THE BUILDING REGULATIONS.
A'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT IN TESTING HOLDING A SUITABLE QUALIFICATION.
TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY,AND EARTH LOOP IMPEDANCE.
ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED BY A MEMBER OF THE NICEIC OR ECA.
THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS.
THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED.
WORK TO HEATING/HOT WATER SYSTEM BY GAS SAFE REGISTERED PLUMBER.

NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS AND MINIMUM GAP BETWEEN PANES 20mm(argon filled).Uvalue 1.6
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2 WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mmx730mm height.
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATNIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL TEMPERATURE CONTROL-BY USE OF ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES.
2)SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE HEATING AND HOT WATER(EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLIANCES.
3)BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.
4)THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 90%
5)ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED AND CERTIFICATION PROVIDED.
6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.

3/4 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS

NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A ZONE BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL..

ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.
INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.

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SCALE:-1.100 *DATE:- JULY'07*

les foey
BUILDING DESIGN CONSULTANTS

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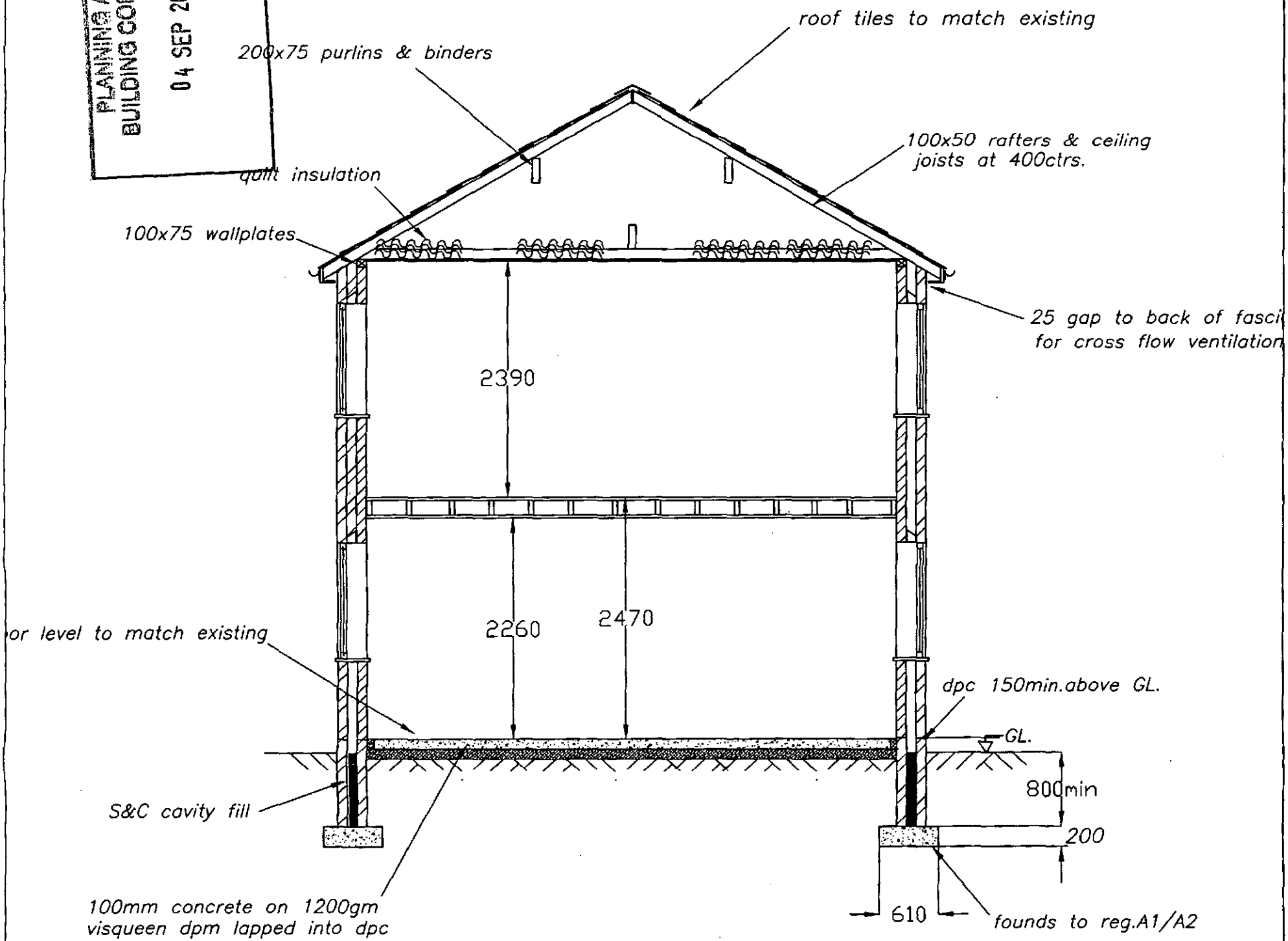
NO WORK TO COMMENCE BEFORE PLANNING PERMISSION(IF REQUIRED)HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
LES FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO LES FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED.ALL PROVISIONS OF THE PARTY WALL ACT 1966 (WHERE NECESSARRY TO BE ADHERED TO.

PLANNING AND BUILDING CONTROL
04 SEP 2012



SECTION "A–A"

GENERAL NOTES

1. Vertical and horizontal dpc's to all cavity closures
2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 5000mm2.
where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room floor area.

wet room areas to be provided with mechanical extract ventilation using the following extract rates:–
kitchen–30 litres/sec adjacrent to hob or
60 litres/sec elsewhere
utility room–30 litres/sec
bathroom–15 litres/sec.

3. Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
4. New brickwork to match and key into existing
5. Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
6. R.C. lintels over drains passing through walls
7. Any undersight drainage to be exposed and encased in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
9. Foundations to regulation A1/A2
10. Exterior quality timber to facias
11. All cavities to be continuous
12. Air bricks ducted through wall cavity
13. Padstones to all steelwork
14. All plumbing to comply with B.S.5572
15. Cavity barriers (9mm masterboard or brick on edge
16. Foundations within 900mm of drains to be taken down to drain invert level
17. Depth of foundations to be taken to suitable sub–stratum irrespective of dimensions shown on drawing
18. Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989 clause 9.1

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